

# **BROWNFIELDS ASSESSMENT DEMONSTRATION PILOT**

**Columbus, Georgia**

**Cooperative Agreement Grant: BP97465102**

**Reporting Period: April 2007 – July 2007**

**Submitted to:**  
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## **1. PROJECT PROGRESS**

### **1.1 Accomplishments during the Reporting Period**

- Review analytical data from the field activities at the former Hardaway Company property.
- Perform survey of soil borings/temporary monitoring wells at the former Hardaway Company property.
- Preparation of site maps and figures for the former Hardaway Company property.
- Prepare work plan for future assessment activities at the former Hardaway Company property.
- Preparation of report summarizing field activities and results from the investigation activities performed at the former Hardaway Company property.
- Discussions and meeting with CCG and with the GA EPD, Brownfield Program.
- The quarterly report for the 2<sup>nd</sup> quarter of 2007 was prepared.

### **1.2 Community Involvement Activities**

Periodic updates on Columbus Consolidated Government website pertaining to community reinvestment and Brownfields opportunities. Recent activities include attendance and project presentation at the Georgia Brownfields Academy in Columbus, Georgia in August 2006. This meeting was attended by private and public sector individuals, including representatives from USEPA, the Georgia Environmental Protection Division (GAEPD), and the Alabama Department of Environmental Management (ADEM).

### **Modification to the Work Plan**

No modifications to the work plan have been made with the exception of re-allocating a portion of the contractual funds to the travel category as shown in Section 2. The original budget was an estimation of possible allocations of funding. Participation in Brownfield conferences by public representatives and Columbus Consolidated Government representatives has necessitated additional funding to be allocated for travel expenses.

## **2. EXPENSES, REIMBURSEMENT REQUESTS AND BUDGET SUMMARY**

### **2.1 Quarterly Expenses Summary Narrative**

During this quarterly reporting period, invoices from Jordan, Jones & Goulding, Inc. were received in the months of May, and July 2007, which include costs for work performed in April, May, June and July 2007. These invoices included costs associated review and evaluation of analytical data generated from the field activities, preparation of summary letter report for work performed at the former Hardaway Company property, discussions/meetings with the Georgia EPD, preparation of final paper work and other discussions and preparations regarding final activities associated with the grant. Other costs include general administration costs, including the preparation of the quarterly reports.

## 2.2 Table 1: Quarterly Expenses Summary

Budget Categories	Total Quarterly Expenses	Total Cumulative Expenses	Approved Projected Budget
Personnel	N/A	N/A	N/A
Fringe Benefits	N/A	N/A	N/A
Travel	\$792.72	\$10,355.94	\$10,400.00
Equipment	N/A	N/A	N/A
Supplies		\$7,906.64	\$9,000.00
Contractual	\$12,775.47	\$180,498.77	180,600.00
Other (explain)	N/A	N/A	N/A
<b>Total</b>	<b>\$13,568.19</b>	<b>\$198,761.05</b>	<b>\$200,000.00</b>

## 2.3 Summary of Expenses by Budget Category Narrative

The expenses include costs incurred by our consultant for activities invoiced during the quarter.

## 2.4 Table 2: Summary of Expenses by Budget Category

Budget Categories	Current Approved Budget	Costs Incurred This Quarter	Costs Incurred to Date	Total Remaining Budget Funds
Personnel	N/A	N/A	N/A	N/A
Fringe Benefits	N/A	N/A	N/A	N/A
Travel	\$10,400.00	\$792.72	\$10,355.94	\$44.36
Equipment	N/A	N/A	N/A	N/A
Supplies	\$9,000.00	\$0.00	\$7,906.64	\$1,093.36
Contractual	\$180,600.00	\$12,775.47	\$180,498.77	\$101.23
Other	N/A	N/A	N/A	N/A
<b>Total</b>	<b>\$200,000.00</b>	<b>\$13,568.19</b>	<b>\$198,761.05</b>	<b>\$1,238.95</b>

## 3. PROJECT STATUS AND TIME LINE

The Columbus Brownfields grant implementation is near completion. Task 1, as described in the grant application, has been completed. Meetings to evaluate future target properties have resulted in the initiative to determine areas for potential "urban industrial park" areas in the Enterprise Zone. A Phase I ESA was prepared for the 35-acre site located along Fort Benning Road and Cusseta Road. The QAPP for performing limited Phase II assessment activities at the Fort Benning Road/Cusseta Road property was submitted in October 2004. Request for revisions was received from the EPA in February 2005 and October 2005. The revised QAPP was submitted in December 2005. Approval to proceed was received in the 1<sup>st</sup> quarter 2006. Phase II Environmental Site Assessment activities on this target property and data evaluation was performed in the 2<sup>nd</sup> quarter 2006. The report was completed in the 4<sup>th</sup> quarter 2006. A meeting with the Georgia Environmental Protection Division to discuss

potential project site eligibility for the Georgia Brownfield law was held in October 2005. The Corrective Action Plan and the application fees for the Former Hardaway Company property along Andrews Road in Columbus, Georgia were submitted to the Georgia EPD. Preparation of the QAPP for the former Hardaway property was initiated in the 2<sup>nd</sup> quarter 2006 and submitted in the 3<sup>rd</sup> quarter 2006. Comments on the QAPP were received from the Georgia EPD and an Addendum to the QAPP was completed in the 4<sup>th</sup> quarter 2006. Approval to proceed with the QAPP was received. Field activities for the former Hardaway Company property were performed in the 1<sup>st</sup> quarter 2007. The follow-up report was completed in the 2<sup>nd</sup> quarter 2007.

#### **4. REPORTING ON BROWNFIELDS ACTIVITIES NOT FUNDED BY EPA**

Outside interest purchasing and redeveloping properties within and near the Enterprise Zone, including the former Lummus facility.

The South Columbus Task Force, a group established at the request of the Columbus Consolidate Government and other interested shareholders, has completed an intensive series of meetings and workgroups that have included local residences and business representatives. The South Columbus Task Force has prepared a list of recommended actions that would enhance the revitalization efforts in South Columbus, including the Enterprise Zone.

It is anticipated that future activities performed at the former Hardaway Company property will be funded by the Columbus Consolidated Government.

#### **5. WORKPLAN MEASURES OF SUCCESS**

Through pilot funding, efforts to reach out to members of the community have been made through several multi-media avenues, including newspapers, internet, and television. Columbus Consolidated Government has added information related to Brownfield projects to their web page. Brownfield redevelopment within the Enterprise Zone has been promoted through television news coverage about the Brownfield Pilot Project.

A national trucking company plans to redevelop properties in and around the Enterprise Zone, including the former Lummus facility which was a target property undergoing assessment activity under the Pilot Project.

#### **6. MINIMUM REPORTING REQUIREMENTS: KEY MEASURES**

##### **AP1 Number of Properties Estimated in Brownfields Pilot Jurisdiction**

There are 1780 acres, or 12,883 parcels, within the Columbus Brownfields area, which is the entire Enterprise Zone. Within this area, a total of 3 potential Brownfields pilot properties (Lummus Industries, Fort Benning/Cusseta Road Property, and the former Hardaway Company property) were identified.

**AP2 Number of Properties Reported to be Contained in Pilot Inventories**

There are over 12,800 parcels of property within the Enterprise Zone. To date, following the review of the environmental database listings and the available historic aerial photography and fire insurance maps, approximately 100 parcels have been identified as potentially being properties of concern. This number does not include all of the leaking UST sites identified by the computer database search of listed facilities within the Enterprise Zone.

**AP3 Number of Properties Reported to be Targeted by Pilot**

The Brownfields Advisory Committee anticipated targeting three properties.

**AP4 Number of Properties with Brownfields Assessment Started**

The Phase I ESA process was begun for the former Lummus Corporation facility, which is approximately 40 acres within the Enterprise Zone. The assessment process was stopped upon notification of the intentions for purchase and reuse of this property and other properties in and near the Enterprise Zone by a national trucking company. The trucking company anticipates bringing several hundred jobs to the community.

The Phase I Environmental Site Assessment on the approximate 35-acre property located along Fort Benning Road and Cusseta Road was completed in August 2004. Phase II Environmental Site Assessment Field Activities were performed in the 2<sup>nd</sup> quarter 2006. The Target Brownfield Assessment Report was submitted in the 4<sup>th</sup> quarter 2006.

A Corrective Action Plan was submitted to the Georgia Environmental Protection Division in the 1<sup>st</sup> quarter 2006. The QAPP for this site was submitted in August 2006. Comments on the QAPP were received from the Georgia EPD and an Addendum to the QAPP was prepared and submitted in the 4<sup>th</sup> quarter 2006. Assessment activities for the Former Hardaway Company property along Andrews Road were initiated in the 1<sup>st</sup> quarter 2007 with a summary report prepared in the 2<sup>nd</sup> quarter 2007. Future activities at this facility are anticipated to be funded from sources other than this grant.

**AP5 Number of Properties with Brownfields Assessment completed with Pilot Funding**

Activities associated with the Phase I ESA for the former Lummus facility were in final phases, but were ceased upon notification of intentions of purchase of the facility by a major trucking company. The Phase I ESA and limited Phase II ESA activities for the Fort Benning Road/Cusseta Road property were completed. A Corrective Action Plan for the Former Hardaway Property was completed. Field activities for the former Hardaway Company property were initiated in the 1<sup>st</sup> quarter 2007 with a summary report prepared in the 2<sup>nd</sup> quarter 2007.

**AP6 Number of Properties with Brownfields Assessment completed with other funding:**

Not Applicable

**AP7 Number of Properties with Brownfields Assessment that do not require Cleanups**

Not Applicable

**AP8 Number of Properties with Brownfields Cleanup Activities Started**

Not Applicable

**AP9 Number of Properties with Brownfields Cleanup Activities Started**

Not Applicable

**AP10 Number of Properties with Brownfields Redevelopment Activities Underway**

Not Applicable

**AP11 Number of Cleanup Construction Jobs Leveraged**

Not Applicable

**AP12 Number of Cleanup Dollars Leveraged**

Not Applicable

**AP13 Number of Redevelopment Jobs Leveraged**

New business planning to operate on a Brownfield property anticipates employing several hundred. These would be new jobs to the area.

**AP14 Number of Redevelopment/Construction Dollars Leveraged**

Not Applicable

**7. VOLUNTARY SUPPLEMENTAL INFORMATION: KEY MEASURES**

**Measure 1. Number of Brownfields Related Partnerships With Other Organizations**

**1.A. Number of Partnerships With Other Federal Agencies**

There are no current partnerships with other federal agencies.

**1.B. Number of Partnerships With State and Tribal Government Agencies**

There is no current partnership with the State of Georgia. However, the Georgia Environmental Protection Division, Brownfield Division, is involved in the work at the former Hardaway Company property.

**1.C. Number of Partnerships With Local Government Agencies**

There are no current partnerships with Local Government Agencies.

**1.D. Number of Partnerships With Private Entities and Non-Governmental Organizations**

Columbus Consolidated Government, the Development Authority of Columbus, and several groups within Georgia Power, including from the Community and Economic Development and the Regional Economic Development groups, collaborated together to evaluate the potential for establishing "urban industrial park" areas in the Enterprise Zone

**Measure 2. Brownfields Related Initiative Funding Received From Other Sources**

No Brownfields funding was received from other sources during the current reporting period.

**2.A. Funding Received From Other Federal Agencies**

No funding has been received from other federal agencies.

**2.B. Funding Received From State and Tribal Government Agencies**

No funding has been received.

**2.C. Funding Received From Local Government Agencies**

No funding has been received from local government agencies.

**2.D. Funding Received From Private Entities and Non-Governmental Organizations**

During the reporting period, no funding was received from private entities or non-governmental organizations.

**8. MINORITY BUSINESS ENTERPRISE AND WOMEN BUSINESS ENTERPRISE**

Advertisements for the Public Involvement Meeting held in November 2003 were placed in a local minority-owned newspaper, the Columbus Times.

A WBE business was utilized for subsurface assessment activities at the former Hardaway Company property in the 1<sup>st</sup> quarter 2007.



## BROWNFIELDS ASSESSMENT PILOT KEY MEASURES

Brownfields Pilot Recipient: Columbus, Georgia Grant #: BP97465102

Reporting Period: April 2007 to July 2007 Reporting Date: July 2007

	KEY MEASURES	CURRENT QUARTER	CUMMULATIVE
AP1	Number of Properties Estimated in Brownfields Pilot Jurisdiction	12,883 parcels	12,883 parcels
AP2	Number of Properties Reported to be Contained in Pilot Inventories	100 properties*	100 properties*
AP3	Number of Properties Reported to be Targeted by Pilot		3**
AP4	Number of Properties with Brownfields Assessment Started		3
AP5	Number of Properties with Brownfields Assessment Completed with Pilot Funding	1	3
AP6	Number of Properties with Brownfields Assessment Completed with Other Funding		0
AP7	Number of Properties with Brownfields Assessment that do Not Require Cleanups		0
AP8	Number of Properties with Brownfields Cleanup Activities Started		0
AP9	Number of Properties with Brownfields Cleanup Activities Completed		0
AP10	Number of Properties with Brownfields Redevelopment Activities Underway		0
AP11	Number of Cleanup/Construction Jobs Leveraged		0
AP12	Number of Cleanup Dollars Leveraged		0
AP13	Number of Redevelopment Jobs Leveraged		0
AP14	Number of Redevelopment/Construction Dollars Leveraged		0

Notes: \* = Based upon review of environmental database listings and historical aerial photography and fire insurance maps; approximately 100 properties, which may include more than one parcel, have been identified as potentially being properties of concern. This number does not include all of the leaking UST facilities identified in the environmental database listings.

\*\* = May include multiple parcels